

INSTRUCTIONS TO ASSESSORS FOR PROCESSING FORM L-4293

1. The assessor is required to estimate the true cash value of the property both before and after the expenditures.
2. The non-consideration may not reduce the property assessment below the assessment for the preceding year.
3. The economic condition factor or multiple regression analysis equivalent thereof or an overall adjustment based on tentative equalization multipliers determined by the county or state may be applied to the normally repaired or maintained property in the same manner as to other similar properties.
4. State equalized valuation multipliers resulting from the action of the county board of commissioners and state equalization are required to be applied to all assessments.
5. The assessor is required to enter in the assessment roll and label as Section 27 non-consideration the value which has not been included in the assessed valuation because of non-consideration of items of normal repairs, replacement and maintenance. An assessment based on less than the actual value of the described property and identified in the assessment roll shall be included in an appraisal study or a sales ratio study by the county equalization department or by the staff of the State Tax Commission for equalization purposes; provided there is a request for non-consideration on file for each affected property description. A suggested label for each affected property in the assessment roll is: Sec. 211.27 M.C.L., a through o, non-consideration value \$ _____.
6. Assessors are to keep forms L-4293 on file for review by the Board of Review, the county equalization department, the State Tax Commission and the Michigan Tax Tribunal.
7. Legal basis for non-consideration: Act 25, P.A. 1978, amended section 211.27 of the Michigan Compiled Laws:

"The assessor, beginning December 31, 1976, shall not consider expenditures for normal repairs, replacement and maintenance in determining the true cash value of property for assessment purposes until the property is sold. Value attributable to the items included in subdivisions (a) to (o) which is known to the assessor and excluded from true cash value shall be indicated on the assessment roll. This subsection shall apply to residential property only. The following repairs shall be considered normal maintenance if they are not part of a structural addition or completion:"

and then listing 15 specific repairs, replacements or items of maintenance which are to be considered as normal maintenance. Those items, (a) through (o), are listed on form L4293 as items 1-15.